

Dekalb County Assessor
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Tuesday, June 10, 2014

An Overview of Dekalb County's 2014 Annual Trending

The following steps were taken to conduct the 2014 annual trending in Dekalb County:

Overview:

Very little was needed to complete the trending for 2014. The county had a lower than typical appeal rate after trending last year and values seem to be in-line with sales. This is an indication to us that the year over year trending process is effective. In some areas a limited number of sales cause the county to combine townships within property groups. The similarities in geographic and topographic properties were the primary source when combining townships.

Sales:

In order to have sufficient sales for the 2014 Annual Adjustments, Dekalb utilized sales between January 1, 2012 and March 1, 2014. The County utilized the sale sent by the Department prior to trending. In some cases sales which were deemed valid were excluded from the study. An Excel tab has been included in the study indicating sales which were VALID in the sales data base, but have been excluded for various reasons. If the department has any questions regarding any sale removed from the study please ask. A short reason has been included, but a more in-depth explanation can be submitted. Sale prices in various areas were looked at for time trending and we found little evidence adjust the 2012 sales at this time. With no paired sales available, the county looked at average and median sale prices in a given year to see if time appeared to be a factor in sale price differences. It does not appear there is enough information to warrant a time trend to the 2012 sales.

Land Values:

Land values were adjusted as need where sales were available. This was not typical as very few areas have sufficient land sales to warrant changes.

Market Adjustment Factors (Residential):

Residential factors were derived from sales. At times, similar neighborhoods were compared in an attempt to have a uniform change in areas where homes are similar.

Cost Table Updates (Commercial):

Commercial properties were adjusted by updating location multipliers and depreciation.